



Lincoln Information For the Elderly

1005 "O" Street, Suite 300
Lincoln, NE 68508-3628

(402) 441-7070 Lincoln and Lancaster County
(800) 247-0938 Toll-free in Nebraska
(402) 441-7081 TDD
(402) 441-7160 Fax

First Service Counselors are available
Mon., Tues., Thurs., & Fri. 9:00am - 4:00pm
and
Wednesdays, 12:30pm - 4:00pm

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Answers About Subsidized Housing

What is subsidized housing?

Subsidized housing is a federal program designed to reduce the rental housing costs for low-income individuals and families. The government pays a portion of the rent to the landlord for eligible households.

Who qualifies?

Qualified individuals are 62 years or older, and/or disabled. A married couple qualifies as long as one spouse meets the age and/or disability requirement.

What are the income guidelines?

*There are two sets of annual income guidelines: \$21,420 for an individual and \$24,480 for a couple; or \$28,550 for an individual and \$32,650 for a couple.

What is considered income?

Income is defined as Social Security, Railroad Retirement, private pensions, wages, and interest on savings or investments. There is no limit on the total amount of financial assets per person.

How much rent will be charged?

The rental amount is approximately 30% of total annual income, after deducting out-of-pocket medical expenses for the past year.

Are utilities included in the rent?

In some subsidized units, the utilities are included in the monthly rent. In others, the tenant has to pay, but the amount of rent is reduced to defray some of the cost of utilities.

* Please note that the specific information contained in this guide, such as names, telephone numbers, and dollar amounts, are current as of October, 2000 and are subject to change at any time after that date

Lincoln Housing Authority Apartments

5700 "R" Street

1000 "O" St, Ste. 102

Lincoln, NE 68505
(402) 467-2371

Lincoln, NE 68508
(402) 434-2610

Office hours are Monday through Friday, 8:00 a.m. - 4:30 p.m.

Lincoln Housing Authority owns and manages two buildings exclusively for senior citizens: Burke Plaza and Mahoney Manor. Applications are made through Lincoln Housing Authority. No Section 8 certificate is required to live in these housing units.

Burke Plaza
6721 "L" Street
Lincoln, NE 68510

Contact:
Lincoln Housing Authority
467-2371

90 one-bedroom units
One year lease, deposit required
Age limit is 62 years (or disabled)
Paid utilities
Laundry facilities
Elevator
Pets permitted, deposit required
Community room
On bus route
There is currently a waiting list for potential tenants
Income guidelines: \$28,550 individual
\$32,650 couple

Mahoney Manor
4241 North 61st Street
Lincoln, NE 68507

Contact:
Lincoln Housing Authority
467-2371

120 efficiency, one-bedroom, and two-bedroom units
One year lease not required; 15-day notice; \$150 deposit
Age limit is 62 years (or disabled)
Paid utilities
Laundry facilities
Elevator
Pets permitted, deposit required
Community room
Income guidelines: \$28,550 individual
\$32,650 couple

Section 8 Program

Lincoln Housing Authority administers the Section 8 Program. Under this program, you apply for a Section 8 voucher that proves your eligibility for

the subsidy, and permits you to select and negotiate for your own rental unit in the community. Housing Choice vouchers are issued for apartments, houses, and mobile homes. Your family size determines the voucher need. There is usually a waiting list. Section 8 Program uses income guidelines of \$21,420 for an individual and \$24,480 for a couple.

Lincoln Housing Authority - 467-2371

Private Apartments Accepting Section 8 Certificates

Aspen Haus
1500 Knox
Lincoln, NE 68521

Contact:
US Property Management
475-8776

30 one-bedroom and two-bedroom units
4 units are wheelchair accessible
One year lease, deposit required
Age limit is 62 years or older
Tenant pays electricity (units are all-electric)
Laundry facilities
Elevator
Pets permitted; fish or up to 2 birds
Community room
Garages
On bus route
Rent amounts (without Section 8):
\$400 one-bedroom
\$500 two-bedrooms
Income guidelines: \$21,420 one-bedroom
\$24,480 two-bedroom

Capitol Hill
1801 "J" Street
601 South 18th Street
Lincoln, NE 68508

Contact:
Will/Pam Wilson 477-7036
Bob Brockmeyer 476-6829

43 one-bedroom units in each building; 86 units total
One year lease, deposit required

Age limit is 55 years or older
Paid utilities
Laundry facilities
Elevator; steps into building, but ramp is available
No pets permitted
Community room; storage
On bus route
Rent amount (without Section 8):
\$365 one-bedroom

Crossroads House
1000 "O" Street
Lincoln, NE 68508

Contact:
Lincoln Housing Authority
(Downtown)
434-2610

58 one-bedroom units
3 units are wheelchair accessible
6-month or one year lease, deposit required
Age limit is 55 years or older
Paid utilities
Laundry facilities
Elevator
Cats allowed, \$300 deposit
Community room
Parking available \$25 monthly
On bus route
Rent amount: \$370 or \$385 one-bedroom
Income guidelines: \$21,420 individual
\$24,480 couple

Charles Senior Housing
1933 "G" Street
Lincoln, NE 68510

Contact:
Joe Kovarik
Pager: 437-1647
On Site 475-2576

38 one-bedroom units
5 units are wheelchair accessible

One year lease, 1 month rent deposit required
Age limit is 62 years or older
Tenant pays electricity (units are all-electric)
Laundry facilities
Elevator
Cats are permitted
Community room; security system
On bus route
Rent amount: All \$370
Depending upon the specific apartment available, there are two sets of income guidelines for this housing complex:
\$17,850 individual or \$21,420
\$20,400 couple or \$24,480

Lincoln Manor
2626 North 49th Street
Lincoln, NE 68504

Contact:
Jackie Fieselman
466-6213

26 efficiency, 27 one-bedroom, and 2 two-bedroom units
One year lease, deposit of one month's rent required
Age limit is 62 years (or younger disabled)
Paid utilities
Laundry facilities
Elevator
Small pets permitted, \$100.00 deposit required
Community room
On bus route
There is currently a waiting list for potential tenants
Rent amounts: \$250 efficiency
\$346 one-bedroom
\$400 two-bedroom

Mercy Western Manor
2210, 2130, 2200, &
2300 West "Q" Street
Lincoln, NE 68528

Contact:
Marsha Detmer
477-3512

81 one-bedroom and two-bedroom units
30-day lease, deposit required
Age 19 and older

Laundry facilities
Elevator
No pets permitted
Community room
On bus route
Rent amounts: \$285 efficiency
 \$325 one-bedroom

Rudge Memorial
1810 "E" Street
Lincoln, NE 68508

Contact:
Joe Kovarik
Pager: 437-1647
On Site: 475-2576

35 one-bedroom units
One year lease, deposit required of \$410
Age limit is 62 years (or younger disabled)
Paid utilities
Laundry facilities
Elevator
Small pets allowed; list of allowed pets available; \$96 deposit required
Community room
On bus route
Rent amount: \$410 one-bedroom

56 efficiency and 28 one-bedroom units
5 units are wheelchair accessible
One year lease, \$225 deposit required
Paid utilities

Other Apartments in Lincoln

The following apartment buildings are also subsidized through the federal government. If you are interested in renting, please call the contact listed. You do not need to contact Lincoln Housing Authority to rent any of the following apartments.

Elizabeth Stabler

2000 North 28th Street
Lincoln, NE 68503

Contact:

US Property Management
475-8776

27 efficiency and one-bedroom units
2 units are wheelchair accessible
One year lease
Age limit is 62 years or mobility impairment only
Paid utilities
Laundry facilities
Elevator
Pets permitted
Community room
Income guidelines: \$28,550 individual
\$32,650 couple

Fairfield West Townhouses

231 Fairfield
3621 N. 3rd &
3741 Chadd Ct.
Lincoln, NE 68521

Contact:

US Property Management
475-8776

Ages 19 years and older
50 two-bedroom and three-bedroom units, 4 handicapped w/ ramp
Lease and deposit required
Tenant pays gas and electricity
Washer and dryer hookups
Stairs
On bus route
Attached garages
There is currently a waiting list for potential tenants
Income guidelines: \$17,850 individual
\$20,400 couple

Garden Apartments

3500 and 3512 Portia
Lincoln, NE 68521

Contact:

US Property Management
475-8776

Ages 19 years and older
23 one-bedroom and two-bedroom units, 1 handicapped, lower level

One year lease, deposit required
Tenant pays gas and electricity
Laundry facilities
Stairs
Small pets permitted; 2 birds or fish accepted
On bus route
There is currently a waiting list for potential tenants
Income guidelines: \$28,550 individual
\$32,650 couple

Glenbrook Townhouses

1600 Knox Street &
3458 Portia Street
Lincoln, NE 68521

Contact:

US Property Management
475-8776

Ages 19 years and older
90 two-bedroom and three-bedroom units
Lease and deposit required
Tenant pays gas and electricity
Washer and dryer hookups
Stairs
On bus route
There is currently a waiting list for potential tenants
Income guidelines: \$28,550 individual
\$32,650 couple

Mercy North Glen

Contact:

1501 and 1503 Knox Street
3205, 3303, 3305, 3307,
3235, and 3237 Portia
Lincoln, NE 68521

Marsha Detmer
477-3512

One-bedroom and two-bedroom units
One year lease, deposit required
Tenant pays gas and electricity
Laundry facilities
Stairs
Small pets permitted; 2 birds or fish accepted
On bus route
There is currently a waiting list for potential tenants
Rent amounts: \$285 to \$340 one-bedroom
\$324 to \$386 two-bedroom
Income guidelines: \$17,850 individual
\$20,400 couple

LEW Housing for the Elderly
1700 "J" Street
Lincoln, NE 68508

Contact:
US Property Management
475-8776 or
Resident Manager
474-4003

105 one-bedroom units
One year lease, deposit required
Age limit is 62 years or older
Paid utilities
Laundry facilities
Elevator
One small pet is permitted
Community room
Free surface parking available, \$25.00 underground parking only
On bus route
Income guidelines: \$28,550 individual
\$32,650 couple

Malone Manor
737 North 22nd Street

Contact:
Kim Brown

Lincoln, NE 68503

476-8895

Age limit 62, or disabled
50 one-bedroom units
5 units are wheelchair accessible
One year lease, 30-day notice, deposit required
Paid utilities
Laundry facilities
Elevator
Pets are permitted
On bus route
Community room
There is currently a waiting list for potential tenants
Income guidelines: \$17,850 individual
\$20,400 couple

Huntington Park
4000 Huntington
Lincoln, NE 68504

Contact:
Del Dearborn 466-7515
Tues., Thu., Fri.,
8:00am-12:00pm

40 one-bedroom and 2 two-bedroom units
4 units are wheelchair accessible
One year lease, 30-day notice, deposit required
Tenant pays utilities; tenant receives utilities allowance
Laundry facilities
Elevator
Pets are permitted - Deposit required
On bus route
Community room
Income guidelines: \$17,850 individual
\$20,400 couple

Plaza V
705 South 18th Street

Contact:
John Spencer 477-9526

Lincoln, NE 68508

Kim Larson, Caretaker
475-3238

33 one-bedroom and two-bedroom units
One year lease, deposit required
Age limit is 62 years or older
Paid utilities
Laundry facilities
Elevator
Pets permitted; fish or birds
On bus route
Parking; covered or uncovered available
Non-smoking units are available
Income guidelines: \$28,550 individual
\$32,650 couple

Tabitha Village

841 & 843 South 47th Street
Lincoln, NE 68510

Contact:
Marlene Barnes
486-8595

112 one-bedroom units and 16 two-bedroom cottages
Lease and deposit required
Age limit is 62 years or older
Paid utilities
Laundry facilities
Elevator
On bus route
Pets permitted; list of allowed pets available, deposit required
There is currently a waiting list for potential tenants
Income guidelines: \$14,500 net, after medical deductions

Union Manor Apartments

5211 Calvert Street
Lincoln, NE 68506

Contact:
Cheryl Crawford
483-4504

56 one-bedroom units
6 units are wheelchair accessible
One year lease; deposit required
Age limit is 62 years or older
Paid utilities
Laundry facilities
Elevator
Pets permitted; list of allowed pets available
Community room
On bus route
There is currently a waiting list for potential tenants
Income guidelines: \$17,850 individual
\$20,400 couple

The Raymond Phillips Senior Manor

2951 North 5th Street
Lincoln, NE 68521

Contact:
US Property Management
475-8776

21 one-bedroom units
2 units are wheelchair accessible
One year lease; deposit required
Age limit is 62 years or mobility impaired only
Paid utilities
Laundry facilities
No stairs or elevator; facility is all on one level
Pets permitted
There is currently a waiting list for potential tenants
Income guidelines: \$28,550 individual
\$32,650 couple

Walter Apartments

5501 Sea Mountain Road
Lincoln, NE 68521

Contact:
Elizabeth Payne
435-3632

100 one-bedroom units

4 units are wheel chair accessible throughout
Lease and deposit required
Age limit is 62 years or older
Paid utilities
Laundry facilities
Elevator
Pets permitted; list of allowed pets available
Community room
On bus route
There is currently a waiting list for potential tenants
Income Guidelines: \$19,600
Only limited market rentals,
1st priority low income with subsidy

Other Apartments Outside of Lincoln

Hickman Elderly Housing

100 Fence Rock Court
Hickman, NE 68372

Contact:

Taryn Long
489-2333

22 one-bedroom units
2 units are wheelchair accessible
One year lease; deposit required
Age limit is 62 years or older
Paid utilities
Laundry facilities
No stairs or elevator; facility is all on one level
One small pet permitted
Income guidelines: \$21,420 individual
\$24,480 couple

North Meadows

11141 North 137th Street
Waverly, NE 68462

Contact:

Taryn Long
489-2333

14 one-bedroom units, 8 two-bedroom units
One year lease
Age limit is 62 years or older
Tenant pays electricity and gas
Laundry facilities
No stairs or elevators; facility is all on one level
One small pet permitted; deposit required
Income guidelines: \$28,550 individual
\$32,650 couple

Further Assistance?

Do you have additional questions or concerns?
Do you need assistance?

Please call us!

LIFE is a publicly funded human service organization which specializes in aging, eldercare, and retirement concerns. We serve older people, families, and the public.

LIFE welcomes opportunities to answer questions about aging services and benefits. We can help you select and arrange services. Our specially trained counselors can discuss personal circumstances and share over 25 years of experience.

If we can be of further assistance,
please call us at 441-7070
or call toll-free (800) 247-0938

The word "Life" is written in a large, elegant, cursive script. The 'L' is particularly large and stylized, with a long horizontal stroke that extends to the right.

LIFE is a service of
Lincoln Area Agency on Aging

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